



Article 6: New Center Building at 51 Main Street



Project Planning Timeline

- ❖ Public discussion of project began in **2015** with planning for new Fire Headquarters
- ❖ Initial **\$60K** for Feasibility Study approved at **2017** Annual Town Meeting; additional funding approved at **2018 ATM**, **2019 STM**, and **2020 STM**.
- ❖ Town has committed approximately **\$900K** to date for the project
- ❖ Feasibility Study recommended two-story **9,100 s.f.** building that includes:
 - 100-seat Meeting Room / Police Training Room / Other Training / Meeting Needs
 - Office space for Technology Dept., Facilities Dept. and Veterans Service
- ❖ Proposed project has been discussed at over **100** public meetings: (PTBC, SB, CEASC, FINCOM, SPR, ATM, STM, CPC, LWV)





Key Needs and Project Components

- Proposed building addresses six (6) identified Town department/space needs for the community:
 - ✓ New Large Meeting/Community/Training Room
- Provide new office space for the following:
 - ✓ Technology Department
 - ✓ Veterans Services
 - ✓ Facilities Department
 - ✓ Sustainability Coordinator
 - ✓ Wellness Coordinator



Wellness Coordinator and Animal Control Officer currently share downstairs Conference Room at Town Hall



Town Hall Meeting Room

Current Space Issues:

- Historically used by many Town Departments and over 80 committees
- Primary Meeting Room for Select Board, Finance Committee, Planning Board, ZBA and Conservation Commission
- Consistently inadequate space for public attending in-person meetings
- Currently has available seating for approximately 20 attendees





New Meeting/Community/Training Room

Key Features:

- Multi-functional space with two (2) retractable partition walls
- Located on the 1st floor, accessible off Main Lobby and entrance off Main Street
- Ample seating for up to **100** for large crowds and joint board meetings
- Replaces Police Training Room that was used for Combined Dispatch Center
- Can also be used for training purposes by other departments



Rendering of New Meeting/Community/Training Room



Technology Department

Current Space Issues:

- Located on East Prescott Street in former Fire Station Garage in Forge Village
- Does not meet accessibility requirements
- Inadequate parking, office and storage space, HVAC systems, and bathroom
- Servers located in unsafe area in garage bays
- Roof has significant leaks
- Inadequate space for staff, staff meetings, and training programs

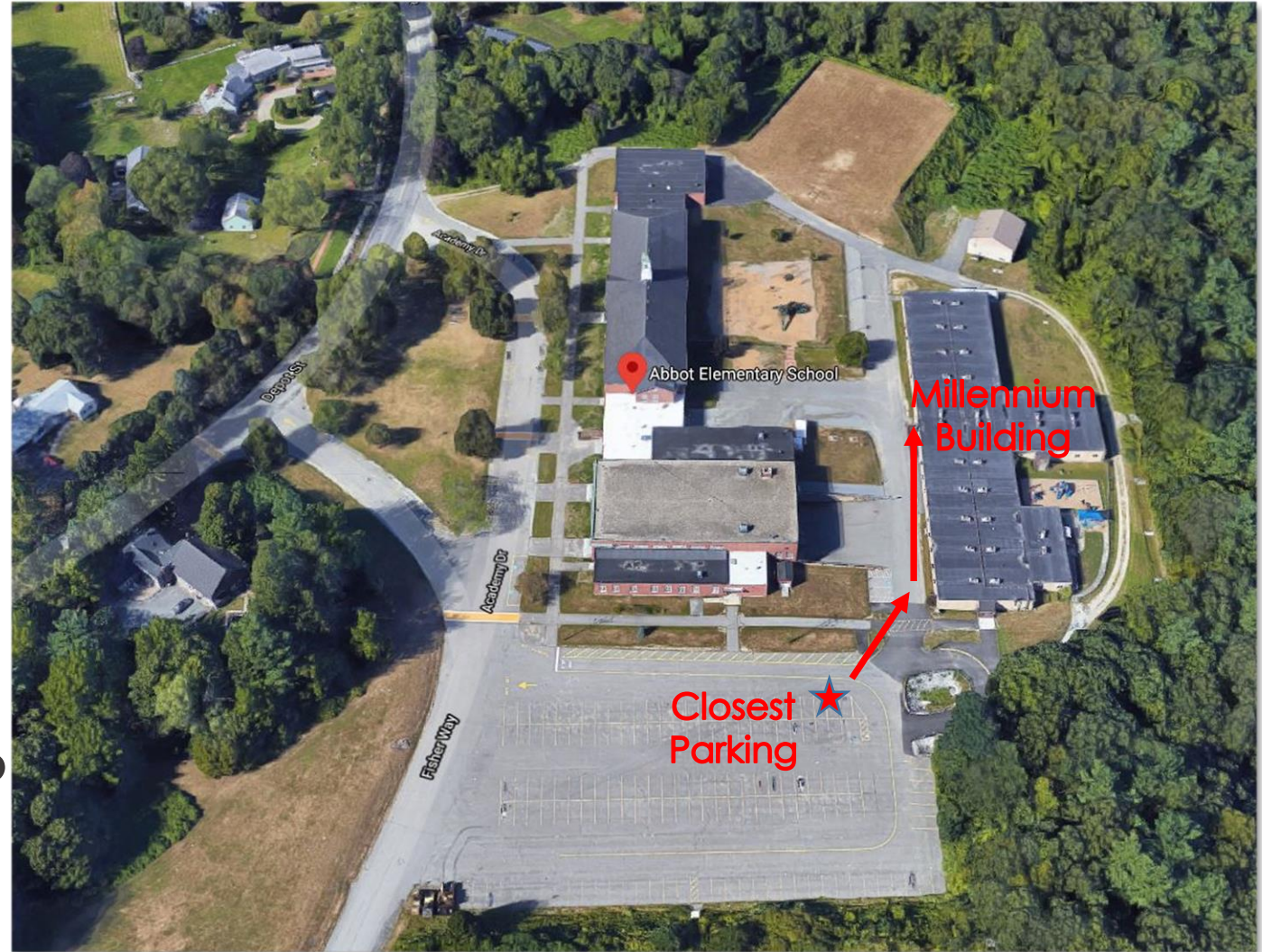




Veterans Services Office

Current Space Issues:

- Located in Millennium Building
- No other suitable location in town including Town Hall and Senior Center
- Visitors must walk over 100 yards from parking lot to office
- Office space shared with Facilities Dept. limiting privacy to visitors





Facilities Department

Current Space Issues:

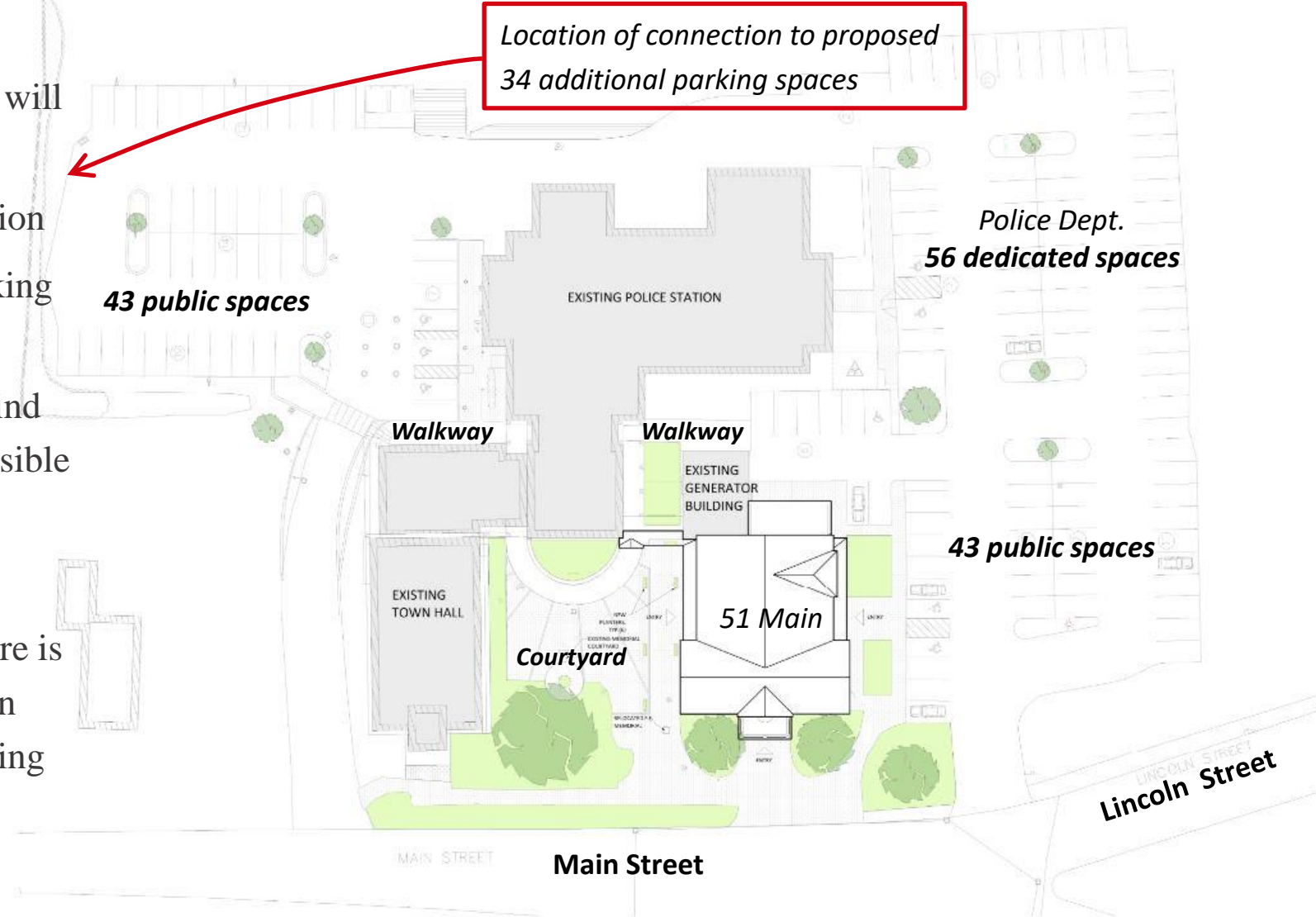
- Located in Millennium Building
- Building has limited life expectancy
- Need permanent long-term location
- Current space not adequate
- Shared space with Veterans Services
- Need additional space for file and plan storage





Site Plan and Parking

- Impacts to courtyard and memorial will be minimal
- Improved connection to Police Station
- **135** existing and **142** proposed parking spaces at Town Hall Complex
- Additional **34** spaces proposed behind 63 Main Street would also be accessible
- Approximately **56** spaces to be dedicated to Police Department
- 2018 Parking Study determined there is adequate parking currently in Town Center for events/meetings in building





Total Building Size: 10,142 s.f.





Main Lobby





Energy Conservation and Sustainability Features

Building project goals include:

- ✓ Collaboration with Clean Energy and Sustainability Committee (CEASC)
- ✓ Project to align with Town's commitment to **Net Zero** emissions and sustainability
- ✓ High efficiency electric heating and cooling system through use of air source heat pump
- ✓ Building systems will maximize energy efficiency and will have provisions for solar PV
- ✓ Thermal envelope will have **R values** of **25** (walls) and **40** (roof) – exceeds code minimum
- ✓ Heating & cooling systems will have an Energy Use Intensity (**EUI**) approaching **25**
- ✓ Energy used will be offset by renewable energy – either produced on-site or purchased



Project Cost Summary

Construction Costs	
Construction Costs including demolition of existing building*	\$ 9,390,000
A&E Fees, OPM, Commissioning & Testing	\$ 1,400,000
Furnishings, Equipment and Relocation Costs	\$ 480,000
Project Contingency (10%)	\$ 1,130,000
Total Estimated Project Cost	\$ 12,400,000

<i>Estimated Annual Operation & Maintenance Cost</i>	<i>\$ 46,500</i>
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**Construction costs have been escalated to summer 2023 project start*



Tax Impact of 51 Main

Total Project Budget is \$12.4M. **\$1,000,000** from Free Cash will be used to offset cost of debt exclusion, saving approximately **\$1.0M** in principal and **\$420K** in interest payments over 20-year bond.

Impact for \$11.4M bond based on median assessed home value of \$660.5K is **\$84 in FY24**. This reduces to **\$80** in **FY26** and **\$73** in **FY29**. Will continue to drop in future years as existing debt is retired.

Proposition 2 ½ debt exclusion allows the Town to raise taxes to pay for the debt payment associated with an approved capital project. Debt exclusion requires 2/3 majority vote at Town Meeting and a majority ballot vote

WA was paid off in **FY20**; Miller, Crisafulli, and Stony Brook Schools will be paid off in **FY23**, Highway Garage in **FY24**

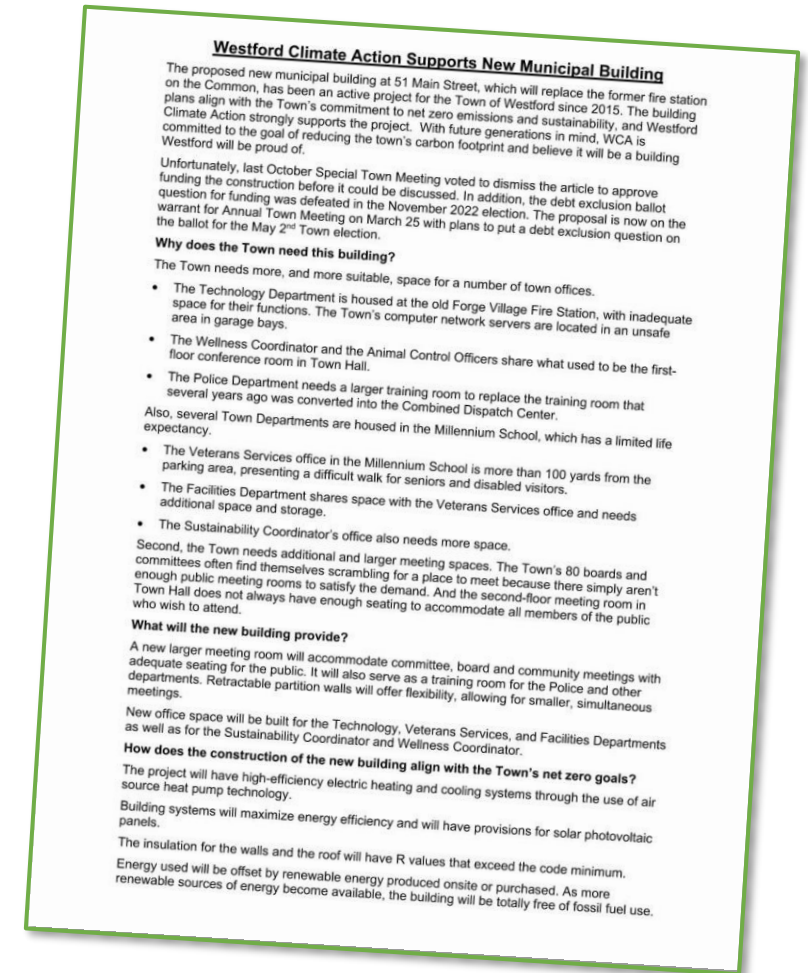
Town Treasurer has flexibility with bond issue to smooth out the tax rate increase



Boards and Committees Support

The following have voted to support the project:

- ✓ Permanent Town Building Committee
- ✓ Select Board
- ✓ Finance Committee
- ✓ Capital Planning Committee
- ✓ Clean Energy and Sustainability Committee
- ✓ Westford Climate Action





Questions